

# SPECIAL PLAN COMMISSION MEETING

April 14, 2025

Lamartine Town Board Special Plan Commission Meeting

Monday April 14, 2025 at 6:15 PM at the Lamartine Municipal Building Meeting Room (N5269 Schaefer Drive, Oakfield, WI).

Call to Order—Dan Wepner called the meeting to order at 6:15 PM at the Lamartine Municipal Building Meeting Room. Also in attendance were Frank Bartzen, Glenn Becker, David Jacob, and Alternates Tom Schwarz and Lawrence Ford.

Discussion & Plan Commission Action- Presentation by Petitioner, Rick Culver to rezone approximately 37.3 acres currently zoned moderate farmland to rural residential. He would like to divide into 2 lots, advising buyers to not want to subdivide, they want a piece of heaven. Three of the neighbors are in attendance and have no objections. Frank questioned if the buyers are aware they will have to pay an ag conversion fee? David Jacob (who was the surveyor working with Rick and has recused himself from voting on this matter) advised he had contacted the County Treasurer and it would be approximately \$700 an acre to move out of moderate farmland. Dave Tavs asked if the 2<sup>nd</sup> buyer of the smaller lot doesn't build for 2 years, can it still be farmed? Yes. Dan asked for any other public comments. Frank made a motion to approve the rezone from moderate farmland to rural residential making sure the County approves it seconded by Glenn Becker. Motion carried 3-0. All yays.

Discussion & Plan Commission Action – 6:30PM Site Plan Review Presentation by Petitioner Representing B&B Storage, LLC, Roger Schregardus. Looking to expand the previously approved Lend Storage, owned by Nathan Potratz to 7 buildings (adding an additional 6) Access will be from Fisher Road, not through the residential location west of the site. Frank has a concern if there is room for fire trucks to access between the buildings and that the driveway goes in from Fisher prior to construction. Roger advised an easement has been recorded for the Fisher Driveway and that any excess water will go to 1 of 2 wet ponds that will be on the property. Glenn asked if each building will have it's own master panel? Yes. David asked if there is room for more buildings? No. Glenn made a motion to approve as shown on the map, seconded by Lawrence. Motion carried 4-0. All yays.

Randy Kuik, Chairman Town of Lamartine would like the Plan Commission to review the Access Control Ordinance and get their opinions/thoughts on changing it to read 2 will be allowed if brought to the Board for approval. Franks agrees it should come to the

Board each time for consideration. Randy is waiting to hear from Krista from Cedar Corp regarding this change. Randy is wondering if they need to vote on this? David advised just handle on a case by case basis. Greg feels the word residential is what makes it confusing. Plan commission agrees to leave as is and have it brought to the Board for consideration each time. No motion needed.

Adjournment—With no further business to discuss Frank Bartzen moved to adjourn this meeting, Seconded by Glenn Becker. Motion carried 4-0 and the meeting adjourned at 6:54PM.

Respectfully Submitted,  
Town of Lamartine

Cindy Pluim, Clerk